

## **Warrington Local Plan**

### **Examination Hearings**

#### **Matter 3– The Spatial Strategy**

**Matter 3a – Housing and Green Belt -Tues 6 Sept 2022 – 1.00pm**

**Matter 3b – Employment land and Green Belt - Weds 7 Sept 2022 – 9.30am**

**Matter 3c – Infrastructure and viability - Weds 7 Sept 2022 – 2.00pm**

#### **Halliwel Jones Stadium**

### **AGENDA**

Whether the Spatial Strategy is justified, effective and consistent with national policy, including in terms of the distribution of development across the Borough, site selection, the overall approach to the Green Belt and the overall approaches to infrastructure provision and viability.

**Matter 3a – Housing and Green Belt -Tues 6 Sept 2022 – 1.00pm**  
**Dealing with Qs 1-18 and 27-29 of the Matters, Issues and Questions**

#### **1. Overall spatial strategy for housing**

- Assessment of urban capacity for housing – evidence, methodology and assumptions including on densities, justification and realism of assessment of urban capacity
- Plan period and 15 years from adoption
- Exceptional circumstances to alter the Green Belt for housing on a strategic, Borough wide level
- Overall scale of Green Belt release for housing – 10% flexibility allowance in supply, actual scale of Green Belt release for housing (4,821 homes compared with requirement of 4,372 homes)
- High level options for distribution of Green Belt release – options considered and basis for chosen option i.e. majority of Green Belt release adjacent to main urban area and incremental growth in outlying settlements
- Basis for relative amount of Green Belt release for housing adjacent to main urban area (at least 4,020) and outlying settlements (at least 801)

#### **2. Outlying settlements**

- Site selection process and methodology
- Green Belt Assessment and role in site selection
- Other factors/evidence used in site selection
- Justification for identifying preferred sites ahead of alternatives
- Scale of housing growth in each settlement

### **3. Adjacent to the main urban area (SEWUE, Fiddlers Ferry and Thelwall Heys)**

- Site selection process and methodology
- Green Belt Assessment and role in site selection
- Other factors/evidence used in site selection
- Justification for identifying preferred sites ahead of alternatives
- Fiddlers Ferry – relationship with spatial strategy/main urban area

### **4. The Green Belt**

- The approach to safeguarded land for housing
- Basis and justification for inset settlements (excluded from Green Belt) and Green Belt settlements (washed over by Green Belt)
- Policy approach in Policy GB1 and need for main modifications

**Matter 3b – Employment land and Green Belt - Weds 7 Sept 2022 – 9.30am**  
**Dealing with Qs 19-26 and 27-29 of the Matters, Issues and Questions**

**1. Overall spatial strategy for employment land**

- Basis for calculation of existing employment land supply within the Borough
- Inclusion of 31.80ha of land from Omega extension in St Helens and potential to include additional consented land (75ha in total)
- Exceptional circumstances to alter the Green Belt for employment land on a strategic, Borough wide level

**2. Main Development Areas for employment**

- Site selection process and methodology
- Green Belt Assessment and role in site selection
- Other factors/evidence used in site selection
- Justification for identifying preferred sites ahead of alternatives

**3. The Green Belt**

- The approach to safeguarded land for employment
- Basis and justification for inset settlements (excluded from Green Belt) and Green Belt settlements (washed over by Green Belt)
- Approach to sites in Green Belt with planning permission e.g. Motorway Service Area at J11 of M62
- Policy approach in Policy GB1 and need for main modifications

**Matter 3c – Infrastructure and viability - Weds 7 Sept 2022 – 2.00pm**  
**Dealing with Qs 30-34 and 35-39 of the Matters, Issues and Questions**

**1. The overall approach to infrastructure**

- Assessment of infrastructure requirements relating to Local Plan – process and co-operation with other organisations
- Infrastructure Development Plan (IDP) – role and relationship with Local Plan
- Costs of infrastructure – how established
- Funding of infrastructure – sources of funding, developer contributions etc.
- Any issues of concern on funding/provision of infrastructure – Western Link etc.
- Mechanisms to ensure necessary infrastructure is provided and delivered at the right time

**2. Viability**

- Viability Assessment 2021 – methodology
- Estimated revenue for Main Development Areas and site allocations
- Estimated costs – what included (Policy requirements, S106 costs, site specific infrastructure requirements etc.)
- Relationship with IDP in terms of infrastructure requirements and costs
- Assumptions on phasing and timing of development and consistency with housing trajectory